

**From:**  
**To:** [Site Allocations Plan: Lewis\\_Clr Richard](#)  
**Cc:**  
**Subject:** PDE02081\_Objection: Site Allocations Plan and Aire Valley Leeds Area Action Plan  
**Date:** 11 November 2015 17:59:24

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**From**

**Mrs Ragan Montgomery**  
**1 Park Drive**  
**Horsforth**  
**Leeds**  
**LS18 5EB**

**Councillor Richard Lewis** ( [richard.lewis@leeds.gov.uk](mailto:richard.lewis@leeds.gov.uk) )  
**Executive Board Member for Regeneration, Transport and Planning**  
**Leeds City Council, Civic Hall**  
**Leeds**  
**LS1 1UR**

**11 November 2015**

Dear Sir / Madam,

**RE: Site Allocations Plan and Aire Valley Leeds Area Action Plan**

I wish to make you aware of a number of strong objections that I have with regard to the proposed development of greenbelt and green field sites

- **HG2-41 (4240) - South of A65 from Horsforth & Rawdon RA to crematorium**
- **HG2-42 (1016) - Broadway and Calverley Lane, Horsforth**
- **HG2-43 (5009) - Horsforth Campus**

As a local resident living close to the sites of proposed development, I am of the view that the proposed developments will have a serious negative impact on our standard of living. My specific objections are as follows:

**1. National Planning Policy Framework:**

- I. NPPF states that greenbelt is to be protected and requires exceptional circumstances to be built on. There is nothing exceptional about the council's plans to build on unspoilt land to meet their current housing target.
- II. NPPF states that brown field sites are to be prioritised over the development of green field and certainly greenbelt sites, but these plans offer up greenbelt in advance of brown field site development.
- III. NPPF states that merging of communities is to be prevented, yet development of these sites will lose the individual identities currently held between Horsforth, Rawdon and Rodley.
- IV. NPPF states that infrastructure must come first, yet the outline ideas to provide infrastructure are either not in place, or are not time-lined in advance of the proposed developments. There are currently no plans to develop new healthcare with these massive scale extensions of population.
- V. NPPF now states that the target level of housing development within the plans should be capped in line with the capacity of brown field sites to accommodate it, to protect greenbelt - yet these plans significantly exceed it.

**2. Development Plan Policies:**

- I. The need for affordable housing will not be fulfilled by developing on these sites, as local property values for new build currently start at circa £325,000 (eg: Horsforth Vale).
- II. The current housing target which drives the need to develop on the greenbelt is flawed and needs to be changed. It is based on outdated, over inflated housing targets of over 70,000 properties and needs to be brought in line to the latest 2014 figures (from the Office of National Statistics), which show a need of only 46,000 new homes.

**3. Impact on highway safety and traffic:**

- I. This section of Ring Road and the A65 is one of the most congested and dangerous in Leeds; adding over a thousand extra houses will cause gridlock and increase accidents within this overburdened area.

**4. Conservation of the natural environment:**

- I. The above sites are host to crested newts, different species of bats, owls, hawks, deer and a huge array of wildlife that will perish as a result of the proposed development.
- II. Site 4240 is used both as working agricultural land; and also as Pick Your Own fruit fields - which provide the community a meaningful way to connect with the natural environment.

**5. Effect on the landscape:**

- I. These fields are an integral part of the landscape of Horsforth. The 4240 site along the A65 provides views of the natural landscape stretching through the Aire Valley right up towards Shipley Glen. If developed on, this connection with the natural environment will be lost forever.

I sincerely hope that you refuse the application on these greenbelt sites. If this application is to be decided by councillors, please take this as notice that I may wish to speak at the meeting of the committee at which this application is expected to be decided. Please acknowledge this email let me know the date and time of the meeting.

Yours faithfully,

*Ragan Montgomery*